

Tuross Head Progress Association Incorporated

ABN 36038514293 Y11838-28

PO Box 3044

Tuross Head

NSW 2537

Dec 6th, 2011

The General Manager

The Eurobodalla Shire Council

PO Box 99

Moruya

NSW 2537

**Determination of Coila lakeside D/A No. 223/12, Ref. No. 83.7471.5
71 Lot Residential Subdivision – 41 Anderson Ave. Tuross Head**

Dear sir,

At our last THPA meeting it was moved that a letter be written to Council requesting that the above D/A go before Council thereby allowing the public the opportunity to view the constraints and possibly make comment to the proposed development if required.

We wish to make it quite clear that we have NO problem with the proposed 71 lot subdivision and welcome the community opportunities that will come from that development in the short and long term.

We are simply writing to you to request that the above D/A be called up to a Council Meeting for determination by our Councillors, rather than by Council staff.

There are concerns that have been made clear to Council from an excellent submission by the Tuross Lakes Preservation Group and these are reiterated below

This letter indicates the Tuross Head Progress Association's support for TUROSS LAKES PRESERVATION GROUP INC. in requesting that the above D/A be called up to a Council Meeting for determination by our Councillors, rather than by Council staff.

We too believe that this matter has become controversial because of the following:-

- 1) An earlier version of the D/A was called up by the State Planning Dept. Under the current state government the current D/A has been handed to Council and should be worthy of determination by Councillors.
- 2) It is probably the first time in 25 years that we have a major development of this size and it is not only of general interest but could affect the wider community in Tuross.
- 3) There are significant changes to the original concept:
The Urban LEP of 1999 indicates the subdivision land as being partly zoned for business activities such as local shops, and also the linking up of Monash Ave. on the Coila Lake side with another section of Monash Ave. near the ocean foreshore, via the boundary of the subdivision and the golf course. This would have reduced the use of Hector McWilliam Drive, which is the only road leading from the Coila residential area to the eastern and southern parts of Tuross.
- 4) The current D/A is for residential lots only and no link up of Monash Ave. We respect that the formation of this link should not be burdened by the developer however we have major concerns that the proposed design, if approved, will make it impossible for the link to go through if it is deemed required by our community in decades to come.
- 5) There are those in Tuross who have not been able to fully understand the current Draft LEP zoning and still have expectations that there will be a link up of the 2 sections of Monash Ave. These changes will mean additional traffic flow through narrow streets on the Coila side leading back up to Hector McWilliam Drive.

Of concern was the recent error made by Council staff to the Draft LEP maps that showed this area to be constrained to 1500m² blocks. It was discovered later that this was in error. The point of our raising this concern was that the error was found via public scrutiny. Of late Council Planning staff have been under enormous strain and knowing this we request that the above D/A come under public scrutiny to ensure nothing is missed in its consideration and determination as was the recent case when the LEP identified the adjacent Coila foreshore as a sensitive environmental habitat whilst Councils Draft Companion Animal Policy continued to allow dogs to run off-leash in the area.

- 6) Issues regarding Stormwater & Drainage and water quality in Coila Lake: A major drainage line goes through an adjoining property into the subdivision land. There have already been times of inundation onto these low-lying properties. If the developer is required to raise the level of some blocks in the subdivision the existing neighbours need to be assured that this will not exacerbate inundation problems. The Council's Estuary Management Plan for Coila Lake also advocates special conditions of development near the lake such as gross pollutant traps, etc. to protect water quality.

7) Additional to the concerns of the TPLG is the question of any public open space contribution. The Coila residents have not benefited by any additional open space being provided which means that the current recreational reserves will now be burdened by an additional 71 families. It is appreciated that the developer has contributed a pathway adjacent to the subdivision for the purpose of community access and addition to its shared cycleway however this was a condition that was borne from Council offsetting its own responsibilities in providing that facility within its own reserve area and constructing it from its own rates revenues.

By increasing the population base to the Coila area does Council now consider that it has a responsibility to provide public facilities to that side of the village such as BBQs, shelters, play equipment to accommodate the existing residents and the 71 new families?

Whilst it is appreciated that an agreement to sell the Progress Hall land will see a fund established to provide extended facilities to the community the THPA has no intention of funding facilities such as playgrounds and recreational structures that should have been budgeted for and provided to the community by Council when it first sought to expand the village.

To satisfy the Tuross community the Council needs to be transparent and accountable regarding these issues and the best way to do that is via a staff report to a Council meeting so that Councillors can decide if the D/A should be approved. The public can then have the opportunity of reading the report and making a deputation to that meeting if they have any further concerns.

We look forward to your early response.

Yours sincerely
Lei Parker